



Williamson County, Tennessee
Planning Commission
1320 West Main Street - Suite 400
Franklin, Tennessee 37064
Voice: 615.790-5725 Fax: 615.591-8531

**NOTICE OF PUBLIC HEARINGS
UPDATE TO THE WILLIAMSON COUNTY ZONING ORDINANCE
REGARDING CONSERVATION SUBDIVISIONS, FAMILY SUBDIVISIONS,
ROADWAY CAPACITY ADJUSTMENT (TRAFFIC SHED), TRAFFIC STUDIES
AND TRANSITIONAL RULES**

Regional Planning Commission Public Hearing:

The Williamson County Regional Planning Commission will hold its regular meeting on **Thursday, October 8, 2020 at 5:30 p.m.** and there will be a public hearing in the Auditorium of the Williamson County Administrative Complex. Pursuant to Tennessee Code Annotated, Section 13-7-104 and Section 13-7-105, notice is hereby given that this meeting will include a Public Hearing for an Amendment to the Williamson County Zoning Ordinance.

Communications in writing to the Planning Commission may be submitted to the Planning Department or by emailing the Planning Commission at planningcommission@williamsoncounty-tn.gov no later than 12:00 p.m./Noon on **Monday, October 5, 2020**. You may also contact Planning Director, Mike Matteson, at (615) 790-5725 with questions. Any written communication received after 12:00 p.m./Noon on **Monday, October 5, 2020** will not be considered as part of the record, and will not be transmitted to the Planning Commission.

Please note: **Those wishing to speak at the Planning Commission meeting must sign in.** Sign-in Sheets will be made available thirty (30) minutes before the meeting and will be picked up promptly at 5:30 p.m. There will be a thirty (30) minute time limit which will be allocated according to the number of people wishing to speak, with each speaker having no more than three (3) minutes. The time allocated to each speaker may be reduced based on the number of people wishing to speak.

Board of County Commissioners Public Hearing:

The Williamson County Board of County Commissioners will hold its regular meeting on **Monday, November 9, 2020 at 7:00 p.m.** in the Auditorium of the Williamson County Administrative Complex. Pursuant to Tennessee Code Annotated, Section 13-7-104 and Section 13-7-105, notice is hereby given that this meeting will include a Public Hearing for an Amendment to the Williamson County Zoning Ordinance.

Communications in writing to the Board of County Commissioners: If a member of the public wishes to comment on a public hearing in writing, written comments can be mailed to the Williamson County Clerk's Office at P.O. Box 624, Franklin, TN 37065 or by email to PublicHearing.CountyCommission@williamsoncounty-tn.gov on or before **2:00 p.m. (CST) on November 6, 2020.**

The purpose of these public hearings is to receive public input into proposed amendments to the Williamson County Zoning Ordinance related to changes to the Conservation Subdivision use, creation of family subdivision standards, elimination of the Roadway Capacity Adjustment (Traffic Sheds), relocating provisions related to Traffic Studies, and clarifying transitional rules. A general summary of the amendments to the Zoning Ordinance includes:



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Synopses of Amendments to the Zoning Ordinance:

Conservation Subdivisions:

This proposed Text Amendment would amend the standards for Conservation Subdivisions in the Rural Preservation – 5 (RP-5) Zoning District and Rural Development – 5 (RD-5) Zoning District. Conservation Subdivisions are a form of residential development where individual building lots can be smaller than lots within a Traditional Subdivision but with a large amount of preserved open space. The overall residential density permitted in the Rural Preservation – 5 (RP-5) Zoning District and Rural Development – 5 (RD-5) Zoning District would be the same for Conservation Subdivisions and Traditional Subdivisions. These amendments require a specific amount of open space dedication, clarify setbacks from certain types of public roads and describe what land can be utilized in required open space.

Family Subdivisions:

The proposed Text Amendment would exempt certain subdivisions for family members from the one unit per five acre density, allowing a limited number of lots to be subdivided from a larger parcel for a member of the property owner's immediate family, subject to deed restrictions and limited by the size of the original parcel.

Highway Capacity Adjustment and Traffic Studies

The proposed Text Amendment would eliminate the Highway Capacity Adjustment (Traffic Shed) procedure from the Zoning Ordinance and would relocate provisions related to traffic studies from Article 19 to Article 17.

Transitional Rules:

The proposed Text Amendment clarifies the timing of amended Zoning Ordinance provisions to applications under current review when the amendment becomes effective.

A complete copy of the Proposed Zoning Ordinance Amendments is available and may be obtained by visiting the Planning Department's webpage at www.williamsoncounty-tn.gov/zoningupdate, at the Planning Department's office at 1320 West Main Street, Suite 400, Franklin, TN 37064 or by emailing michael.matteson@williamsoncounty-tn.gov to request a copy.

Due to COVID-19 precautions and in accordance with the public health guidance, individuals attending the meeting will be subject to no-touch temperature readings and will be asked to confirm that they are not experiencing symptoms of COVID-19 and have not recently had close contact with an individual who has tested positive for COVID-19. Attendees will be required to wear face coverings over the nose and mouth area to enter and remain in the building. Physical distancing will be required between individuals who are not members of the same household. Questions or comments should be directed to the Williamson County Planning Department at 615-790-5725 or email to michael.matteson@williamsoncounty-tn.gov. Anyone requesting an accommodation due to disability, impairment or medical need should contact Risk Management at (615) 790-5466. This request, if possible, should be made no less than three (3) working days prior to the meeting.



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